



FOR SALE / LEASE

# 3475 14th Avenue

Markham, ON

20,517 SF Freestanding Building on 1.12 Acres

**Greg Clark**

Executive Vice President\*\*  
+1 647 801 4431  
Gregory.Clark@colliers.com

**Newton Leung**

Senior Vice President\*  
+1 416 318 8056  
Newton.Leung@colliers.com

**Madison Scott**

Sales Representative  
+1 905 516 7154  
Madison.Scott@colliers.com

**Colliers International**

400 - 3389 Steeles Avenue E  
Toronto, ON  
M2H 3S8 Canada  
Main: +1 416 777 2200  
collierscanada.com

\*Sales Representative \*\*Broker

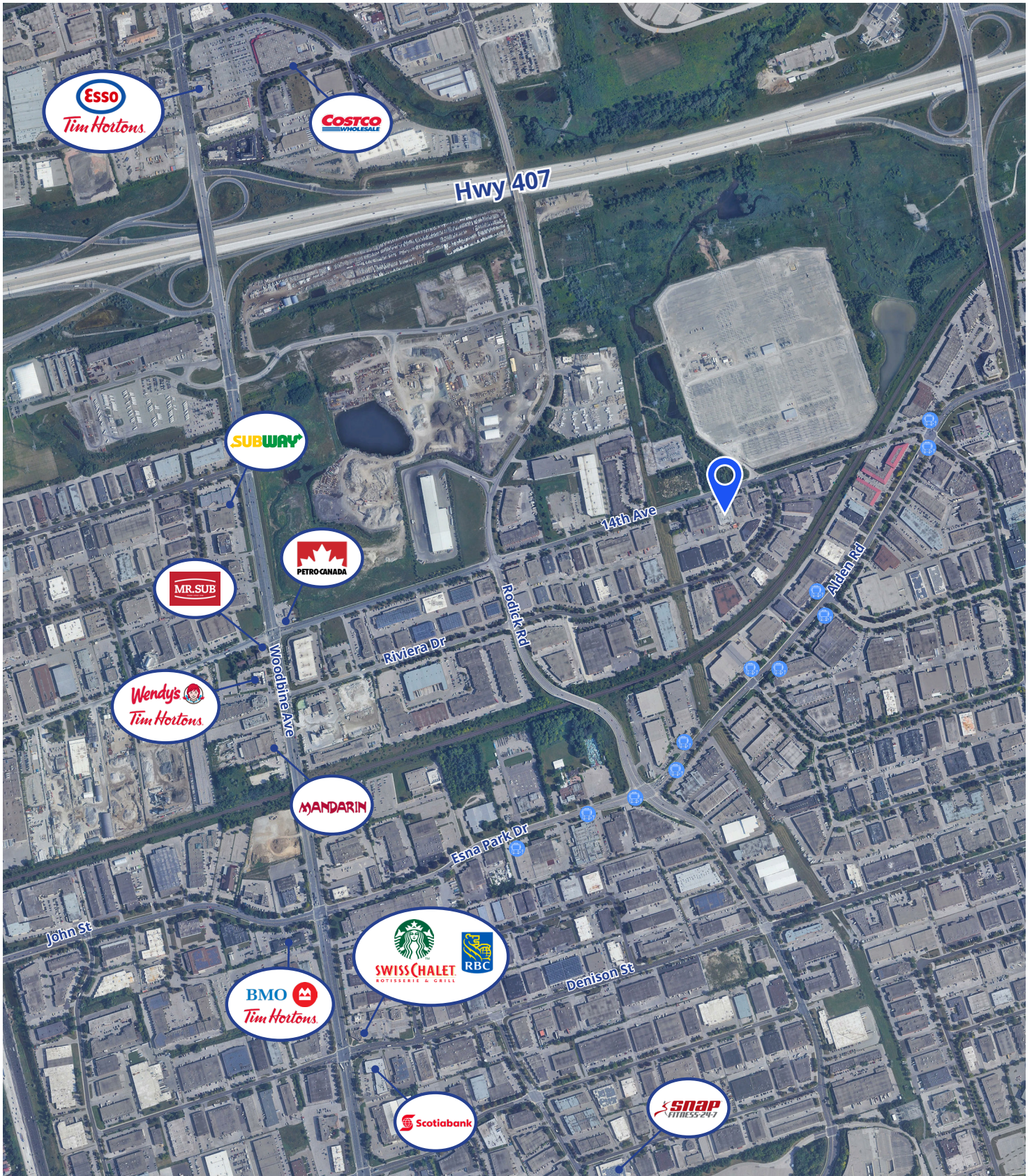
# Property Profile

Rare small freestanding industrial building with convenient access to Highways 404 and 407. Well-appointed office area. Good truck-level shipping with fenced yard. Well suited for traditional industrial uses. Building will accommodate drive in shipping door.

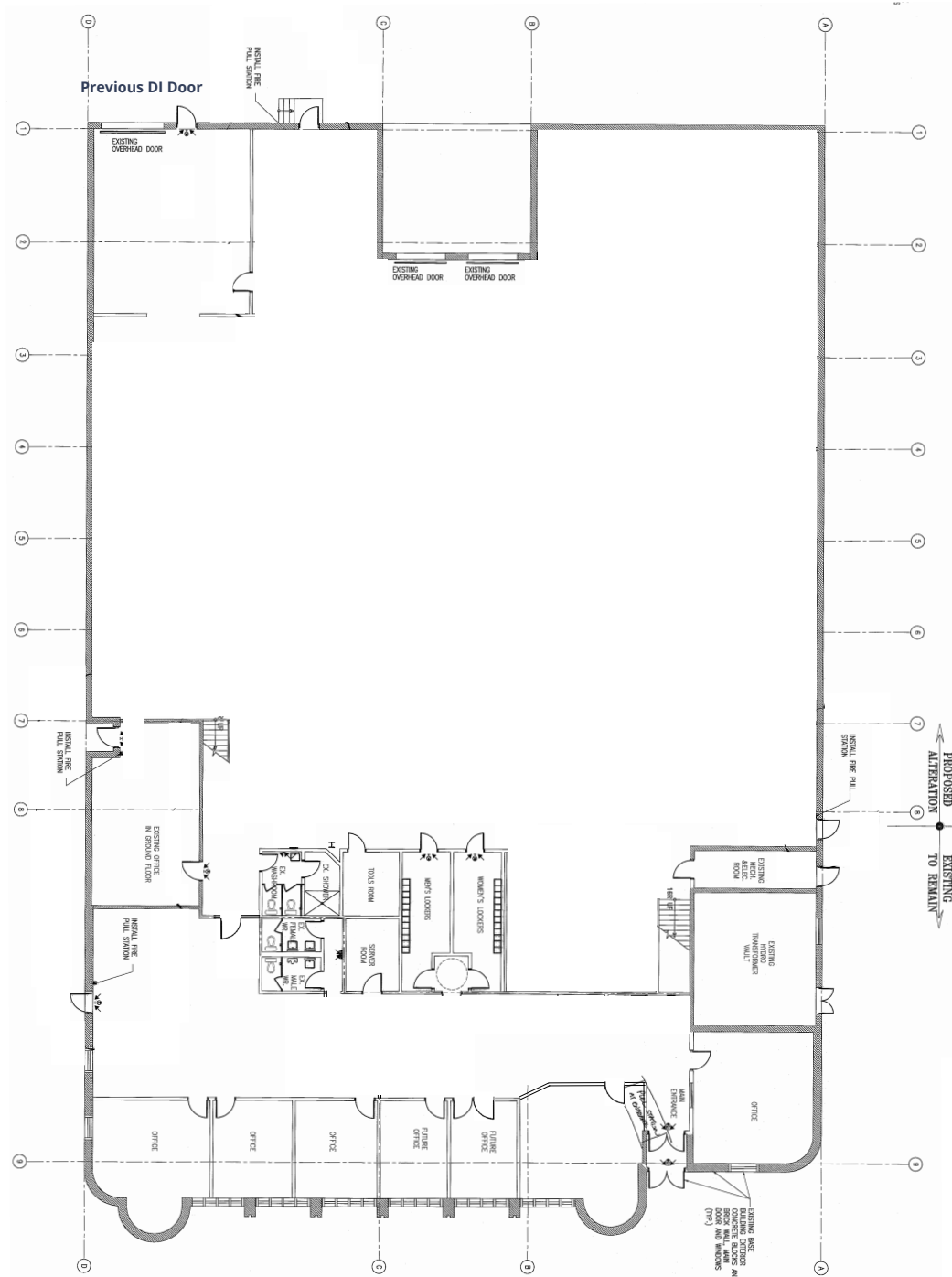
<b>Location</b>	Warden Ave / 14th Ave	<b>Shipping</b>	2 TL (Drive-in door could be reinstated)
<b>Total Area</b>	20,517.10 SF	<b>Zoning</b>	EMP-GE
<b>Office Area</b>	23%	<b>Asking Price</b>	\$10,160,000
<b>Industrial Area</b>	77%	<b>Taxes (2024)</b>	\$48,411.24
<b>Clear Height</b>	18'	<b>Asking Rent</b>	\$17.95 PSF
<b>Power</b>	300 amps / 600 volts	<b>Possession</b>	Immediate



# Site Access & Amenities



# Floor Plan



**Greg Clark**  
 Executive Vice President\*\*  
 +1 647 801 4431  
 Gregory.Clark@colliers.com

**Newton Leung**  
 Senior Vice President\*  
 +1 416 318 8056  
 Newton.Leung@colliers.com

**Madison Scott**  
 Sales Representative  
 +1 905 516 7154  
 Madison.Scott@colliers.com

400 – 3389 Steeles Avenue E  
 Toronto, ON  
 M2H 3S8 Canada  
 Main: +1 416 777 2200  
 collierscanada.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage  
 \*Sales Representative \*\*Broker

